

LAND DEVELOPMENT RULES COMPLIANCE ANALYSIS

March 25, 2021

LPM 001.01

**RE: CRDA Land Development Rules Compliance Analysis
Atlantic City Investment Series 1 LLC
(former Applicant Longacre New Jersey Properties LLC)
Redevelopment of Former Morris Guard Armory to Multifamily Housing
Phase 1 Administrative Minor Site Plan Application
10 South New York Avenue
Block 151, Lot 15
Atlantic City, Atlantic County, New Jersey**

This analysis of the subject project's compliance with the Casino Reinvestment Development Authority's (CRDA) Land Development Rules (NJAC 19:66) is provided in support of an application to the CRDA Land Use Regulation and Enforcement Division for administrative approval of a Minor Site Plan for the first phase of the subject project.

This project was approved by the CRDA for Preliminary and Final Major Site Plan approval in 2015 and although the project has not changed (other than an increase from 25 to 31 units) since that approval was granted, the CRDA enforced the zoning standards in the City of Atlantic City Land Use and Development Ordinance §163 at that time since the current CRDA Land Development Rules at NJAC 19:66 were not yet adopted. When NJAC 19:66 was adopted in January 2018, the land use controls and bulk and area standards (a.k.a. zoning standards) were changed from the Atlantic City Land Use and Development Ordinance and a new approval must be sought under the current rules. This analysis outlines the project's compliance with the current rules.

This analysis is based on site and project information shown on plans entitled "Renovations: 10 S. New York Avenue, Atlantic City, NJ 08401" prepared by DRZAL Architect, sheets A1.00 to A1.04 last issued May 1, 2019, "10 S. New York Avenue, Atlantic City, New Jersey Elevation" sheet A-7 dated May 19, 2015 and "Map showing survey situate in City of Atlantic City, County of Atlantic, N.J. 10 South New York Avenue" prepared by Kelly Survey dated June 24, 2015. The survey was submitted with the original application to CRDA in 2015. The architectural plans are the further progressed versions of those submitted with the original application. Just as in the original application, no site improvements are proposed. The work in Phase 1 is

limited to renovation of 8,995 square feet of existing building space on the first and second floors, as well as structural repairs required throughout the entire building in order to accomplish any renovation work on the first or second floors.

The project site is in the Resort Commercial (RC) Zoning District. Below is an analysis outlining the project's compliance with applicable sections of the CRDA Land Development Rules at NJAC 19:66:

Ord. Sect.	RC District		Permitted/ Required	Existing	Proposed	Conformity Status	
19:66-5.10(a)1i(6), (20) and (21)	Use		Retail and Multifamily mid-rises	Vacant retail and offices	Retail and Multifamily mid-rises	Conforms	
19:66-5.10(a)iv	(1)	Max. Height	300 feet	54 feet	No change	Conforms	
	(2)	Min. Lot Area	7,500 sf	10,080 sf	No change	Conforms	
	(3)	Min. Lot Depth	150 ft	168 ft	No change	Conforms	
	(4)	Min. Lot Width	50 ft	60 ft	No change	Conforms	
	(5)	Min. Lot Frontage	50 ft	60 ft	No change	Conforms	
	(6)	Max. Building Coverage	70%	69.7%	No change	Conforms	
	(7)	Max. Impervious Coverage	80%	100%	No change	Existing Non-Conforming	
	(8)	Min. Front Yard	20 ft <35 ft height	0 ft	No change	Existing Non-Conforming	
	(9)	Min. Side Yard	North	20 ft <35 ft height	0 ft	No change	Existing Non-Conforming
			South	20 ft <35 ft height	7.00 ft	No change	Existing Non-Conforming
	(10)	Min. Rear Yard	20 ft	5.90 ft	No change	Existing Non-Conforming	
	(11)	Max. Floor Area Ratio	N/A	N/A	N/A	N/A	
	(12)	Min. Open Space	N/A	N/A	N/A	N/A	
(13)	Max. Density (Dwelling Units/Acre)	50 DU/Ac	N/A	34.8 DU/AC (Note 1)	Conforms		
19:66-5.8(b)	Min. Parking		21	0 (see Note 2)	0 (see Note 3)	Existing Non-Conforming	

Notes:

1. Phase 1 is for 8 dwellings on the second floor (7,025 square feet + 190 square feet of stairwell on first floor to serve 2nd floor) and 1,780 square feet of retail space on the ground floor for a total of 8,995 square feet of total building area in Phase 1.
2. There is a grandfathered shortfall of parking as follows:
 - a. The building formerly included 11,115 sf of classroom space. Pursuant to the Uniform Construction Code, each student requires 20 square feet which results in a maximum of 555 students. Pursuant to NJAC 19:66-5.8(b)10, instructional academies are required to provide 1 space for each six student, therefore the classroom parking deficiency is 92.5 parking spaces.

- b. The building formerly contained 11,204 square feet of office space. Pursuant to NJAC 19:66-5.8(b)8, professional offices are required to provide 1 space for each 400 square feet of floor area, therefore the office space parking deficient is 28.01 parking spaces.
 - c. The building formerly contained 1,418 square feet of commercial/retail space. Pursuant to NJAC 19:66-5.8(b)1, retail uses must provide 1 space for each 300 square feet of floor area, therefore the retail parking deficiency is 4.73 spaces.
 - d. The total grandfathered parking deficiency is 125.24 parking spaces
3. The proposed parking requirement for Phase 1 of the project is as follows:
 - a. The proposed residential dwellings on the second floor total one 2-bedroom apartment and seven studio/1-bedroom apartments. Pursuant to NJAC 19:66-5.8(a), the NJ Residential Site Improvement Standards (RSIS) at NJAC 5:21 are required by reference. Pursuant to NJAC 5:21-4.14(b) and Table 4.4 of RSIS, garden apartment requirements apply. 1-bedroom garden apartments are required to provide 1.8 spaces/unit and 2-bedroom apartments are required to provide 2.0 spaces/unit. The total required residential parking for Phase 1 is $1.8 \text{ spaces/unit} \times 7 \text{ units} + 2.0 \text{ spaces/unit} \times 1 \text{ unit} = 14.6 \text{ spaces}$.
 - b. Pursuant to NJAC 19:66-5.8(b)1, retail uses must provide 1 space for each 300 square feet of floor area. The 1,780 square feet of retail space on the ground floor in Phase 1 is required to provide 5.9 parking spaces
 - c. The total required parking for Phase 1 is 20.5 spaces, rounded up to 21 parking spaces.
4. The grandfathered shortfall of parking of 125.2 parking spaces exceeds the proposed Phase 1 demand of 21 parking spaces. No variance relief is needed for the existing 0 on-site parking spaces to remain. The proposed parking demand will be absorbed in surrounding surface lots, street parking, and the South Jersey Transportation Agency (SJTA) parking garage directly across New York Avenue from the site.